



**DEVELOPMENT SERVICES
MEMORANDUM**

Page: 1
File:
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

**FROM: J. ROBERTS, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS
EXT. 4705**

WARD: ALL

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: NEW COMPREHENSIVE ZONING BY-LAW PROJECT UPDATE

DATE: MARCH 29, 2023

The purpose of this Memorandum is to provide members of Council with an update concerning the progress of the development of a new Comprehensive Zoning By-law. The Zoning By-law is the primary tool used to implement the vision set out in the Official Plan and to regulate the use of land in the city. Following the adoption of the new Official Plan on February 14, 2022, work began on drafting a new Comprehensive Zoning By-law. A public education campaign was launched in fall 2022, featuring information on the [Building Barrie](#) platform, and virtual and in-person public information sessions were held.

The first draft of the new Comprehensive Zoning By-law will be shared with the public on March 27th on the Building Barrie website: buildingbarrie.ca/zoning.

This is the first new Zoning By-law for the City of Barrie in 13 years, modernizing and bringing forward new, progressive approaches to community planning. The changes proposed in the first draft of the Zoning By-law provide more permissive and flexible zoning categories, high quality public realm while responding to zoning trends and best planning practices.

Highlights of the New Comprehensive Zoning By-Law

Zoning in Neighbourhood Areas

The new Zoning By-law proposes to permit neighbourhoods to have a greater variety of housing forms, which will help provide a range of housing types across the city. While it was common for zoning by-laws to have zoning categories that only permitted single-detached dwellings in certain areas, this approach has become outdated and is not going to achieve the objective of getting more housing built faster as required by the Provincial government. Barrie is following in the footsteps of other municipalities by allowing townhouses and walk-up apartments to be built beside single, detached homes, although in a context sensitive manner, as supported by the policy direction in the new Official Plan. Neighbourhood areas will still permit as-of right three units per lot as required by the Province through *Bill 23 - More Homes Built Faster Act, 2022*.

Parking

The new Zoning By-law establishes parking districts, which tailor the parking requirements to the urban form, level of nearby existing and planned public transit, and other site-specific conditions. A parking district is an area of land with its own specific parking requirements, which is optimal for the surrounding conditions. For example, in the Urban Growth Centre (downtown) and Major Transit Station Areas, where higher density buildings are planned, parking requirements are lessened as these areas have frequent transit service. Four



DEVELOPMENT SERVICES MEMORANDUM

Page: 2
File:
Pending #:

new parking districts are proposed for Barrie. In addition, the new Zoning By-law includes requirements for bike parking and electric vehicle charging stations.

Zoning the entire City and Employment Areas

Lands identified as being part of an Employment Area in the Official Plan will be reflected as such in the new Zoning By-law. This means that businesses and employers will not be required to rezone their properties to build. Rather, only site plan approval will be required in most cases. Furthermore, the Town of Innisfil Zoning By-law, which still applies to the lands in the former Salem and Hewitt's Secondary Plan Areas, will be repealed, and all lands will be zoned to permit development. This will streamline the development approvals process for these lands.

Backyard Chickens

Due to public interest, the new Zoning By-law proposes to establish zoning standards (for chicken enclosures) and use provisions for backyard chickens. Should there be a will of Council to permit backyard chickens, all that would be required is an amendment to the animal control by-law.

Next Steps

Staff continue to advance the Comprehensive Zoning By-law project, however the City's new Official Plan must be approved by the Province before a final document can be presented to Council for their consideration. The timing of the Minister's approval combined with any changes made to the Official Plan through that approval can impact the proposed timeline for Council approval.

In the meantime, Staff believe proceeding with public consultation is important. Public information sessions will be held April 19 (in person) & April 20 (virtually), 2023. Information on these sessions can be found on buildingbarrie.ca/zoning.

City staff welcome public comments and feedback on the first draft by April 28, 2023. Feedback can be shared via the Building Barrie site or by emailing NewZoningBylaw@barrie.ca

City staff will collect public and stakeholder feedback and incorporate this into a second draft. A second draft is planned to be released to the public before the end of June, subject to the amount of feedback received. Staff plan to host an open house and statutory Public Meeting under the Planning Act in fall 2023 and present the final Zoning By-law for Council's consideration for adoption before the end of 2023, contingent on the Official Plan being approved by the Province and no further significant Provincial legislative changes.